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**Work Session Minutes
(Oak Street Industrial Area)**

**Monday, November 13, 2018
6:15 p.m., Community Auditorium**

***Minutes are unofficial until approved by Council.
Council approved minutes as presented December 10, 2018.***

1. ROLL CALL:

Mayor Peter Truax called the Work Session to order at 6:22 p.m.

ROLL CALL: COUNCIL PRESENT: Thomas Johnston, Council President; Timothy Rippe; Ronald Thompson; Elena Uhing; Adolph “Val” Valfre; Malynda Wenzl; and Mayor Peter Truax.

STAFF PRESENT: Jesse VanderZanden, City Manager; Paul Downey, Administrative Services Director; Bryan Pohl, Community Development Director; Dan Riordan, Senior Planner; Jeff King, Economic Development Manager; and Anna Ruggles, City Recorder.

2. WORK SESSION: OAK STREET INDUSTRIAL AREA

Riordan, Pohl and VanderZanden facilitated the above-noted work session and presented a PowerPoint presentation overview, noting the purpose of the work session was to address Council’s Objective 1.3, Industrial Area Planning, identified in FY2017-18, to review the Comprehensive Plan to determine if supply of industrial land is appropriate, continue State certification process and provide a report to Council. Riordan gave an overview of the “shovel ready” certification program, noting the undeveloped industrial sites are categorized into three tiers by Business Oregon. Riordan reported the Oak Street Industrial Area (map) is considered as a Tier 3, due to Oak Street Area is considered to be “underwater” meaning the cost of infrastructure exceeds the return on investment expected for industrial development. Riordan noted that Tier 3 sites are the least competitive from a development perspective, which is the primary reason the Oak Street Industrial Area remains undeveloped. In addition, Riordan recapped background information pertaining to the Transit-Oriented (mixed-use district) Development (TOD) Land Use Concept Plan (2011) and Washington County Industrial Site Assessment Project (2015), noting the primary reasons of the studies were to evaluate industrial sites and identify barriers to development. Riordan referenced a chart showing estimated cost of infrastructure for TOD and industrial concept based on prior studies, noting the industrial site assessment identified two development concepts (Oak Street East Concept and Oak Street West Concept). In recapping the above-noted staff report, Riordan and Pohl presented the following potential options for Oak Street Industrial Area for Council’s consideration and feedback:

- Retain General Industrial (GI) zoning over the entire Oak Street area (i.e., status

quo). This allows for land banking industrial land for very long-term use (more than 20 years out);

- Re-designate some of Oak Street area Business Industrial Park (BIP). This would provide more flexibility in allowing employment use compared to GI;
- Re-designate some of Oak Street area Neighborhood Mixed Use (NMU). This would provide opportunity to medium and high-density residential and commercial/office uses;
- Re-designate some of Oak Street area for Single-Family and/or Multi-Family use;
- All or any of the above (mixture of employment and/or residential zoning).

In conclusion of the above-noted staff report, Riordan and Pohl advised the next steps are to consider formally adopting the Economic Opportunity Analysis (EOA) update, for a 20-year planning period (2018-2038), which requires Planning Commission's acceptance and forwarding a formal recommendation to Council. Riordan noted if the EOA update is adopted into the Comprehensive Plan, the EOA may be used to make policy decisions relating to land use. In addition, Riordan reported the preliminary findings and conclusions of the EOA update were presented to the Planning Commission on June 4, 2018, and Council held a work session on September 10, 2018. Riordan added the Economic Development Commission (EDC) also passed a motion unanimously recommending the Council accept the updated EOA, noting EDC agreed the EOA provides a basis for further discussion on the type of employment land needed. In addition, Riordan noted the EDC expressed a desire to be involved in policy discussions affecting the Oak Street Area.

Council Discussion:

Mayor Truax opened the floor and roundtable discussion ensued pertaining to the potential options for the Oak Street Industrial Area and whether the land in the Oak Street Area (map) is zoned appropriately based on projected land needs and if zoning of the Oak Street Area affects the type and cost of infrastructure needed to serve development. Riordan, Pohl and VanderZanden responded to various concerns, inquiries and scenarios Council presented pertaining to the Oak Street conceptual plan and affordable housing, and if the Oak Street Area may be better suited for medium and high-density residential, because of the potential for future high-capacity transit service. Riordan noted the Planning Commission supported a transit development concept plan as part of the update to the Comprehensive Plan adopted in 2014; however, the Commission did not recommend adoption into the Comprehensive Plan largely due to the long-range horizon for extending high-capacity transit to Forest Grove. In conclusion of the above-noted Council discussion, Council collectively concurred to proceed with the next steps to formally adopt the Economic Opportunity Analysis (EOA) update. Riordan, Pohl and VanderZanden advised after the Planning Commission makes its formal recommendation to Council, staff will bring the EOA update to Council for formal adoption consideration.

Council took no formal action nor made any formal decisions during the work session.

3. **ADJOURNMENT**

Mayor Truax adjourned the work session at 6:59 p.m.

Respectfully submitted,



Anna D. Ruggles, CMC, City Recorder